



# Heybridge Parish Council

Minutes of the meeting of the **Planning Committee** of the Parish Council held on **THURSDAY 6<sup>th</sup> APRIL 2017** at Plantation Hall, Colchester Road, Heybridge.

## PRESENT

<b>Chairman:</b>	Prof L Schnurr	
<b>Councillors:</b>	Michael Edwards	Richard Perry
	Gary Young	Tina Gentry
<b>Officers:</b>	Laurie Wiebe - Clerk	
<b>Non-voting Members:</b>	Roger Lankester	
<b>Public:</b>	19	

In the Chair: Prof Lew Schnurr

It was noted that no one would be recording/filming the meeting.

The meeting commenced at 7.00pm.

**16/536**      **Apologies for absence**  
Apologies were received from Cllr Lawson (prior commitments) and Cllr Burwood (prior commitments.) Apologies were also received from Bob Ryall representing Heybridge Residents Association.

**16/537**      **Chairman's Announcements**  
Cllr Prof Schnurr invoked standing order No 24 as members of the public wished to speak regarding the two planning applications concerned with Stebbens Boatyard, Heybridge Basin.

Cllr Perry called for a vote of no confidence for Cllr Prof Schnurr as Chair of the Planning Committee because developers may challenge decisions made by the Committee. Cllr Prof Schnurr proposed an amendment that careful note be taken of Cllr Perry's concern and that Cllr Prof Schnurr carry on chairing the meeting. There was a recorded vote on the amendment.

YES = Cllr Young, Cllr Edwards  
NO = Cllr Perry  
Abstain = Cllr Gentry

It was **RESOLVED** that Cllr Prof Schnurr continue to chair the Planning Committee meeting.

16/538

**Minutes**

The minutes of the Planning Committee meeting held on Thursday 2<sup>nd</sup> March 2017 were received.

It was **RESOLVED** that the minutes of the Planning Committee held on Thursday 2<sup>nd</sup> March 2017 be approved and confirmed.

16/539

**Declarations of Discloseable Pecuniary Interests, Other Registerable Pecuniary Interests, Registerable Non-Pecuniary Interests.**

There were none.

16/540

**Public Participation**

Mr Peter Haywood of 9 Spinnaker Drive, Heybridge Basin spoke on behalf of the public present regarding planning applications FUL/MAL/17/00244 and FUL/MAL/17/00245. Mr Haywood noted the following issues:-

- Development was not acceptable due to flood zone 3. The Government requirement to manage and mitigate flooding and generally improve the flood risk to the surrounding area was not apparent in the application;
- Maldon District Council has identified 5 year land supply therefore no additional housing within a flood zone 3 should be permitted. This had been reported by the planning inspector on the former timberyard planning application appeal;
- The boatyard had been added to the Village Conservation Area in 2007;
- The proposed development would have adverse effect on the character of the surrounding area including traffic and enjoyment of area;
- The proposed development would set a precedent as there were no other three-storey dwellings within the Basin;
- There had been no consultation with residents regarding the development;
- The application guide and access statement indicates that the boatyard was no longer being used for boats. However, the residents noted that as of 6<sup>th</sup> April 2017, the boatyard was being used for its intended purpose including boat stores.

Cllr Prof Schnurr noted that letters from residents had been received and would be forwarded to Maldon District Council Planning Department. Cllr Prof Schnurr had drafted a response that would be considered by the Committee.

Mr Heubner of 8 Spinnaker Drive expressed his concerns that should the development proceed there could be further piecemeal development within the Village.

There was a comment expressing concern regarding the overall height of the proposed development.

The public participation session closed.

**16/541**

**Planning Applications**

It was **RESOLVED** that the District Council be informed of the comments as set out below the following applications:

Application No: FUL/MAL/17/00245  
Proposal: Erection of 5 dwellings with associated parking and landscaping.  
Location: Land adjacent Stebbens Boatyard, Spinnaker Drive, Heybridge Basin

**OBJECT Heybridge Parish Council strongly objects and recommends refusal on the following grounds:-**

- **The proposal represents over development of this prominent site and introduces an alien built form into the Village Conservation Area. Moreover it is contrary to the Heybridge Basin Village Design Statement 2007 and to the emerging Maldon Local Development Plan in the following respects:**
  - o **Village Design Statement Design Guidelines**
    - **Para 4.36 Density: The proposal is overdevelopment of the site**
    - **Para 4.46, 4.47 and 4.48 Scale: The proposed development does not reflect the designs found in the Village, constitutes large massing, is three stories high and of a sail loft type structure.**
    - **Para 4.49 General: three storey construction is out of character with the village**
    - **Para 5.40 Village by area: the development is out of keeping with adjoining developments and would introduce an alien built form changing the nature of the water front development to tall and high density buildings**
  - o **Emerging Local Development Plan**
    - **Policy D1 b) Design Quality and Built Environment: Height, size, scale, form, massing and proportion. There are no three storey, high density buildings in the Village the development is in a prominent position viewed from both land and sea, therefore the proposal fails all of these tests.**

**There is also concern that without adequate parking being provided in the remaining boatyard visitor parking would take place in the adjoining residential areas.**

**Other concerns include change of use, protection of endangered species habitat, loss of leisure and employment, and proposed development does not form part of the coastal area marine plan.**

Mr Lankester referred to the Marine Policy Statement 2.5 relating to the seascape and economic impact not having been taken into account. It was noted that too much water frontage had been lost to housing. Mr Lankester referred to the sustainability of European marine sites including protection of birds and Natural England Coastal Path Access amenity area.

Other comments made included loss of employment, leisure and tourism areas.

Application No: FUL/MAL/17/00244  
Proposal: Erection of 7 flats within a single block with associated parking and landscaping.  
Location: Land adjacent Stebbens Boatyard, Spinnaker Drive, Heybridge Basin

**OBJECT – same comments as made for FUL/MAL/17/00245**

Application No: HOUSE/MAL/17/00235  
Proposal: Demolish detached concrete garage. Build single storey rear/side extension incorporating kitchen/dining room, utility room and replacement single garage.  
Location: Woodview 72 Basin Road, Heybridge Basin

**NO OBJECTION**

Application No: LDP/MAL/17/00162  
Proposal: Claim for lawful development certificate for proposed internal modifications only to provide a respite space.  
Location: 37 Cedar Chase, Heybridge

**NO OBJECTION**

Application No: TCA/MAL/17/00248  
Proposal: T1 Silver Birch – Reduce height by 4.5m  
Location: Two Ways, Lock Hill, Heybridge Basin  
**NO OBJECTION provided there was no detrimental effect on the tree.**

Application No: HOUSE/MAL/17/00284  
Proposal: Convert chalet bungalow into 2 storey dwelling  
Location: Stonybrook 19 Basin Road, Heybridge Basin  
**NO OBJECTION**

Application No: WTPO/MAL/17/00264  
Proposal: TPO 9.06 – T1 Oak – Reduce by maximum reduction of 2.5m on a limb. T2 Horse Chestnut – Remove branches overhanging boundary by 5m. T3 Holm Oak – Remove branches overhanging boundary by 6m.  
Location: 4 Langford Meads, Heybridge  
**NO OBJECTION provided there were no detrimental effect to the trees.**

Application No: HOUSE/MAL/17/00244 and LBC/MAL/17/00332  
Proposal: Replace rotten 4 foot picket fence & posts on west side of garden with 8 No. 6 foot waney lap fence panels & 8 inch timber posts.  
Location: 126 Woodfield Cottages, Heybridge  
**NO OBJECTION**

Application No: FUL/MAL/17/00273  
Proposal: Erect 9 dwellings and commercial unit (Class A2) and layout parking to rear.  
Location: Workshop Former Hunters Garage, The Square, Heybridge  
**OBJECT due to street scene, partial loss of employment area, inconsistent with built environment, architectural design unsuitable for area.**

Application No: HOUSE/MAL/17/00312  
Proposal: Remove existing detached garage and replace with an attached garage at ground floor with a first floor for a bed & shower room.  
Location: 14 Kittiwake Drive, Heybridge  
**NO OBJECTION**

Application No: HOUSE/MAL/17/00321  
Proposal: Single storey rear extension and garage conversion.  
Location: 2 Maple Avenue, Heybridge  
**NO OBJECTION**

**16/542**

**Marine Planning**

Mr Lankester reported that:-

- Attended the marine development workshop in Colchester;
- The Coastal Community Team were looking at coastal footpath facilities including camping such as yurts and huts along the path. Mr Lankester expressed concern that it had not been clear that the facilities would be located at specific locations and that developers may well take advantage and submit applications along the coastal trail. Mr Lankester agreed to e-mail his concerns to both Cllr Prof

Schnurr and Cllr Edwards as they were members of the Team and could raise the concerns at the Team's next meeting. Cllr Edwards noted that the Team were also looking at expanding apprenticeship opportunities within the local marine businesses.

16/543

**Maldon District Council Local Development Plan Consultations**

Members considered submitting comments to Maldon District Council on the following consultations (deadline 28<sup>th</sup> April 2017):-

- i) Post-examination main modifications to the LDP;
- ii) Sustainability Appraisal Report Update;
- iii) Neighbourhood Plans Summary;
- iv) Housing Trajectory and Infrastructure Delivery Plan Update;
- v) Rural Employment Allocations Evidence Base;
- vi) Updated Retail Study Evidence.

Cllr Prof Schnurr explained the importance of the Parish Council submitting responses to the above consultations, especially relating to the North Heybridge Garden Suburb and the Maldon Heybridge Masterplan. Cllr Prof Schnurr circulated draft responses regarding the Post-examination main modifications consultation and the examiners comments.

Cllr Perry explained his time restrictions and offered to help Cllr Prof Schnurr draft a response on the Masterplan consultation if time allowed.

Mr Lankester expressed his concern regarding the lack of a maritime plan in the Local Development Plan.

There was a general discussion. Cllr Young thanked Cllr Prof Schnurr for all his contributions. It was noted that Cllr Prof Schnurr would continue to draft responses to the remaining consultations.

It was **RESOLVED** to submit the draft comments on the Post-examination main modifications consultation and the examiners comments. It was agreed to defer making comments on the remaining consultations to the full Council meeting being held on the 20<sup>th</sup> April 2017.

16/544

**Neighbourhood Plan Task and Finish Working Group**

Cllr Prof Schnurr had circulated an e-mail report updating Members on the meeting held with Cllr Wendy Stamp regarding Burnham-on-Crouch Neighbourhood Plan. It was noted that Cllr Stamp was not able to contribute much other than refer to their Neighbourhood Plan work which could be found on their website.

It was noted that a meeting of the working group would be arranged in the near future and that all members of the working group would be asked to help move the plan forward.

16/545

**Designation of Nature Reserves**

Cllr Prof Schnurr updated Members on the designation of Nature Reserves and noted the Neighbourhood Plan Working Group needed to identify the indicative list.

Cllr Gentry suggested that the Neighbourhood Plan Working Group discuss the indicative list at their next meeting.

16/546

**Future Meetings**

The next Parish Council Meeting will be held on Thursday 20<sup>th</sup> April 2017 following the Annual Parish Meeting.

The next meeting of the Events Committee will be held on Thursday 13<sup>th</sup> April 2017 at 7.30pm.

The next meeting of the Planning Committee will be on Thursday 4<sup>th</sup> May 2017 at 7.00pm

The next meeting of the Environment and Resources Committee will be held on Thursday 27<sup>th</sup> April 2017 at 7.00pm.

The Chairman closed the meeting at 8:45pm

Signed by Chairman  
DATED: